

Fountain Greens Patio Homes HOA Board Meeting

Friday, July 30, 2021

Present: President Karen Huntington, Treasurer Christy Minnick, Secretary Judy Brock, Architectural/Landscape Control Chair Tom Buick.

The meeting was convened at 3:30 PM.

1. Landscape Concerns

There was discussion of questions about current contractor's apparent inability to adhere to delivering specific services at times agreed to in the current contract. At one point, it became necessary to withhold payment for those services for which there was no evidence they had occurred as scheduled. Action: the Board agreed to move the date for soliciting landscape bids for 2022 forward to the September meeting.

2. Insurance/Finances

State Farm apparently billed the annual premium for the HOA's prior liability policy instead of the new policy agreed to when Karen and Judy met with Lavonne Gorsuch in May. The bill was paid by Heritage. Christy spoke with the State Farm agent and the error will be corrected and credit for the \$200+ over charge will be refunded.

3. Enforcement and Other Policies

Board members discussed the potential need to proceed with implementing payment plans/penalties/liens as per Collection Policy and CC&Rs for owners who are behind on monthly assessments (currently 2 or 3). Action was deferred until Board has information back from Karen Houlihan at Heritage, as to the delinquent home owners' response to the letters regarding past-due status she mailed recently.

Action: Board members approved a new Enforcement Policy (Motion-Karen, 2nd-Christy, vote-unanimous) based on an issue raised by a home owner as to the reference in the previous policy to contact Fruita Police Department in the event of an emergency. This provision (2f) was deleted. The new policy also contains clarification of Board enforcement actions in section 10. See new Enforcement of Declaration, Bylaws, Rules/Regulations and Policies attached (and on line at Heritage website).

4. Mailbox Pedestal Painting

Homeowners have called to the Board's attention that some neighborhood mailbox pedestals are much in need of repainting, with chipped paint and some rust noticeable. The Board discussed criteria and possible costs. Action: the Board agreed to solicit proposals for painting all six mailbox pedestals. Karen will talk with Barbara Butzen, our representative at Heritage for names of some contractors who may be interested in providing this service. Judy will contact Sherwin-Williams regarding paint options and

develop a letter to request interest/proposals to be mailed out to identified painters/handyman.

5. September Board Meeting Date

As a board member will be out of town at the time originally scheduled for the next regular meeting, the September meeting was changed to Saturday, September 18th at 9 AM.

The meeting adjourned at 5:00 PM.

Respectfully Submitted,

Judy Brock, Secretary